

**Minutes of a Special Session of the Common Council of the Town of Clarkdale
Held on Tuesday, October 27, 2020 at 6:00 P.M. via Video-Conferencing**

A Special Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, October 27, 2020, at 6:00 P.M. by Video Conference.

CALL TO ORDER – Meeting was called to order at 6:01 P.M. by Mayor Von Gausig.

Town Council:

Mayor Doug Von Gausig
Vice Mayor Richard Dehnert
Councilmember Scott Buckley

Councilmember Bill Regner
Councilmember Debbie Hunseder

Town Staff:

Town Manager Tracie Hlavinka
Public Works Director Maher Hazine
Police Chief Randy Taylor
Community Development Director Ruth Mayday
Finance Director Kathy Cwiok
Parks and Recreation Manager Joni Westcott
Town Clerk Mary Ellen Dunn

PUBLIC COMMENT – The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to five minutes.

There was no public comment.

CONSENT AGENDA - The consent agenda portion of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

- A. Reports** - Approval of written Reports from Town Departments and Other Agencies
 - Building Permit Report – September 2020
 - Capital Improvements Report – None
 - Magistrate Court Report – September 2020
 - Water and Wastewater Report – None
 - Police Department Report – September 2020
 - CAT/LYNX Transit Report – None
 - Verde Valley Humane Society Report – September 2020
- B. Yavapai County Intergovernmental Agreement (IGA) for Emergency Management Services** – Approval of an IGA with Yavapai County For regional emergency operations management and disaster services.

- C. Bingo License Application** – Discussion and possible action regarding a recommendation to the Arizona Department of Revenue regarding a Bingo License application from the Moose Lodge.

Action: Approve Consent Agenda items A – C as presented.

Motion: Vice Mayor Dehnert

Second: Councilmember Regner

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

NEW BUSINESS

RESOLUTION MAKING APPOINTMENT TO THE MUNICIPAL PROPERTY CORPORATION

– Discussion and consideration of Resolution # 1636, amending Resolution # 1601, making an appointment to the Municipal Property Corporation.

Cities and towns in Arizona create Municipal Property Corporation's (MPC's) as "affiliates of the governmental unit". MPC's are created by the city or town, are financially accountable to the city/town that exercises control over the MPC's expenditures, and, if dissolved, the assets (if any) of the MPC are distributed back to the originating city/town. MPC's are typically used as a financing tool for certain municipal projects.

Clarkdale's Municipal Property Corporation (MPC) originated March 19, 1996 for the purpose of the administration of bonds and leases associated with the wastewater collection and treatment facilities.

After the completion of that project and its associated financial transactions, there was no longer business for the MPC to conduct. However, at the recommendation of the Town Attorney, the Clarkdale Town Council chose to retain the MPC in the event that the Town wanted to use it as a financing instrument in the future.

The Town Council appoints the members of the MPC, who to date have served 3-year staggered terms. Because there are no current financing projects for the MPC, the Board only meets for its statutorily required Annual Meeting. Doing so allows Clarkdale to retain an MPC and not have to go through the process of re-applying and creating a new corporation should we desire to use this financing tool in the future.

The MPC annual meeting business includes approval of the prior year's minutes, electing officers and authorizing the Town Attorney to complete the required annual report and file it with the Arizona Corporation Commission. This meeting typically takes about 5 minutes.

In June 2019, Council approved Resolution #1601, which not only made appointments to the Municipal Property Corporation, but also directed that the Mayor, or the Mayor's designee, be appointed as the President of the Corporation. The resolution also contained a provision that

amended the terms previously ending on July 31st of the year to coincide with all other Boards and Commissions which end on September 30th of the year.

Due to the resignation of Janice Benatz, this resolution requests the appointment of Kerrie Snyder to complete the term ending September 30, 2021. Ms. Snyder submitted her application to the Clerk. She was a past board member of the MPC and is a Clarkdale resident as required by the Town Code. The Selection Panel unanimously agreed upon this recommendation.

Action: Approve Resolution #1636, amending Resolution #1601, making an appointment to the Municipal Property Corporation Board.

Motion: Councilmember Regner

Second: Councilmember Buckley

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

RESOLUTION MAKING APPOINTMENTS TO THE DESIGN REVIEW BOARD – Discussion and possible action regarding approval of Resolution #1637, amending Resolution # 1633, making appointments to the Design Review Board.

The Design Review Board has two terms becoming vacant due to resignations. Michael Pierce will resign effective November 10, 2020 due to a conflict that occurred when his wife was elected to the Town Council. Another board member resigned in September. Both terms expire on September 30, 2021.

The interview panel reviewed the applications submitted to the Clerk and conducted interviews. Kerrie Snyder and Marsha Foutz, both Clarkdale residents and past board members, stood out due to their experience and focus.

The Selection Committee puts forward the following names as recommendations to serve the balance of the vacant terms on the Design Review Board:

Kerrie Snyder
Marsha Foutz

September 30, 2021
September 30, 2021

Action: Approve Resolution #1637, amending Resolution #1633 making appointments to the Design Review Board.

Motion: Councilmember Regner

Second: Vice Mayor Dehnert

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye

Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

RECREATIONAL MARIJUANA PUBLIC HEARING – A public hearing to allow for comments regarding an ordinance to prohibit/regulate recreational marijuana establishments, testing facilities, marijuana on public property, authorize retail sales from marijuana products and impose fees, set forth violations and provide for enforcement and penalties.

Town Manager Tracie Hlavinka presented information on this agenda item to Council.

There was no public comment.

Action: This is a public hearing. No Council action is required.

RECREATIONAL MARIJUANA WORK SESSION – A work session to discuss an ordinance to prohibit/regulate recreational marijuana establishments, testing facilities, marijuana on public property, authorize retail sales from marijuana products and impose fees, set forth violations and provide for enforcement and penalties. (No public comment will be taken on this agenda item, however Council will solicit comment from Members-elect on this issue.)

Council directed staff to go forward with what was presented.

Action: This is a work session. No Council action is required.

WORK SESSION REGARDING ZONING CODE AMENDMENTS – Discussion of proposed zoning code text amendments related to tiny homes.

Interest in development of Tiny Homes or Houses (TH) has been increasing as of late, and the current Zoning Code is silent with respect to this use. Staff has relied on the regulations set forth in the International Residential Code (IRC) specific to TH to guide construction in single home situations to date. However, as these homes become more popular and development of tiny home neighborhoods becomes more prevalent, addressing the specific use and defining terms will create a clear path for managing this use.

The purpose of these proposed text amendments is to set forth definitions for TH and allow for their use in the same manner as standard sized houses. Just as Chapter 2 Definitions of the Zoning Code defines single family dwelling units, duplexes, triplexes, fourplexes, and manufactured housing, codifying definitions related to Tiny Houses provides clarity of use for residents and developers alike.

Definitions and Classifications

Both county and municipal regulations were reviewed to provide a broad range of information and recommendations. Most jurisdictions use definitions are based on the International Residential Code (IRC) Appendix Q:

“A dwelling that is 400 square feet (37m²) or less or less in floor area excluding any loft area”

Some jurisdictions have modified the minimum floor area from as small as 360 square feet to as large as 600 square feet; others have added language regarding affixture to a permanent foundation, or whether the unit has been constructed on-site, off-site, or some combination of the two. Currently, staff is managing this use in the same fashion as other residential structures as set forth in the IRC Appendix Q.

Classification of TH tended to fall into the following three (3) categories:

- 1) Tiny Homes on Wheels (THOW): TH that are constructed on a chassis with wheels attached for the purpose of towing the structure from one site to another are generally treated as Recreational Vehicles (RV's), and follow requirements that apply to RV's, camping, camp grounds, and RV parks.
- 2) Tiny Homes that are constructed off site and assembled on-site or permanently affixed to an approved permanent foundation are typically considered to be manufactured housing and are treated as such. Whether the section(s) are delivered to the site on a trailer or on a frame with wheels, the fact that sections are assembled in whole or part on site governs the determination of the type of construction.
- 3) Site Built Tiny Homes: These homes are built entirely on-site and considered to be "stick-built" homes. Permitting is identical to any other site-built home, regardless of size.

Density

Because TH are significantly smaller than typical single-family homes, they are frequently considered for higher density single family residential development. For single-site construction of TH, the primary issue is whether the home is built on a lot or parcel governed by Covenants, Codes, and Restrictions (CC & R's). Like the Zoning Code, CC & R's impose regulations regarding configuration of structures on a lot, exterior finishes, and other requirements that affect the design of a home in a subdivision. Although similar, the Town does not enforce CC & R's; rather, they are a private agreement between the declarant/developer and the buyer of a lot. Thus, construction of TH in such communities would likely be dictated by the minimum home size allowed by the CC & R's. For those parcels that are not within a subdivision or lots within subdivisions not governed by CC & R's, the underlying zoning would prevail with respect to minimum lot size and density.

For new projects, TH projects would be subject to the development standard for the zoning district that applies to the underlying land. For instance, a TH project proposed for land zoned R-1 would be required to subdivide lots of no less than 10,000 square feet in area, without regard to the reduced size of the homes. Similarly, R1-L would allow for one (1) TH on a minimum lot size of one (1) acre. Projects that request cluster-style development could achieve that configuration using a Planned Area Development (PAD) approach, which provides flexibility in the design and layout of such projects.

Proposed Amendments to Zoning Code

Regulation of TH should focus on the size of the structure and the construction methods (on-site versus off-site versus RV) rather than the perceived novelty associated with this type of home.

Chapter 2: Definitions The following definitions would be added to Chapter 2:

Tiny House: A single family residential dwelling that is 400 square feet (37m²) or less in floor area excluding any loft area, that has been constructed on-site on an approved, permanent foundation.

Tiny House Recreational Vehicle: A dwelling unit intended for itinerant residential purposes that is 400 square feet (37m²) or less in floor area excluding any loft area, that has been built on a chassis or trailer and towed or hauled by a vehicle.

Tiny Manufactured House: A dwelling that is 400 square feet (37m²) or less in floor area excluding any loft area that has been constructed off-site on a chassis where the wheels, axles, suspension, and tongue have been removed and the chassis has been permanently affixed to an approved permanent foundation.

Chapter 4: General Provisions Article 4-230 Tiny Houses:

- 1) Tiny Houses constructed on-site on permanent foundations in compliance with IRC Appendix Q regulations are permitted in any single-family residential zoning district.
- 2) Tiny Houses constructed as set forth in Article 4-230 (1) must have wastewater systems sized for the occupancy and fixture count or connect to the Town's wastewater system.
- 3) Certificates of Occupancy shall only be issued to Tiny Homes built on or permanently affixed to approved permanent foundations and connected to an approved wastewater collection system. If the Tiny House is moved from one site to another, a new Certificate of Occupancy will be required.
- 4) Tiny Houses licensed as Travel or Recreational Vehicles by the State of Arizona are non-permanent housing and must be self-contained and are permitted only in Recreational Vehicle Parks and Campgrounds.

Community Development Director Ruth Mayday presented information on this agenda item to Council.

Councilmember Regner stated that perhaps we could allow for larger than 400 square feet for a tiny home that was site built or modular but limit it to 400 square feet for a tiny home that was on a chassis.

Action: This is a work session only and no Council action is required.

WORK SESSION REGARDING ZONING CODE AMENDMENTS – Discussion of proposed zoning code text amendments related to campgrounds and recreational vehicle parks.

A review of the Town of Clarkdale's Zoning Code determined that there are few regulations relating to Recreational Vehicle Parks (RV Parks) and Campgrounds. As a result, staff has little to no ability to regulate this use or establish minimums for development of these facilities; public bodies are also limited in what they can consider with respect to approvals of these projects.

Staff has reviewed zoning ordinances from several jurisdictions in Yavapai County as well as the County regulations for campgrounds and RV parks. In doing so, staff has focused on development standards and use regulations that would provide clear and consistent bases for review of proposed projects.

Current Regulations

Chapter 2 Definitions provides a brief description of Recreational Vehicles only

Chapter 3 Zoning Districts Section 3-070 Manufactured Home Residential (R4) allows Recreational Vehicle Parks as a permitted use (use by right), but does not include any development standards or use requirements. Section 3-100 Commercial (C) Subsection C (4) allows Campsites and recreational vehicle parks as a Conditional Use (requiring a Use Permit). Both Section 3-110 Neighborhood Commercial (NC) and Section 3-120 Highway Commercial allow this use as a Conditional Use, but limits stays to 30 days or less

Chapter 4 General Provisions Section 4-020 Campers and Motor Homes prohibits their use as a residence, in conjunction with the definition and description set forth in Town Code Chapter 10 Offenses, Article 10-1-20 Camping Prohibited, which sets forth the two-week limitation for camping on private property, prohibits use of the RV's as residences except in conjunction with an active building permit.

Definitions

Defining terms is critical in determining what is and is not considered to be included in a specific use. Several jurisdictions have used a more detailed description of Recreational Vehicle, and staff suggests replacing the existing definition with the one below:

CAMPGROUND: Any lot, parcel, or tract of land used, designed, maintained, and intended for rent of plots, sites, or areas to accommodate temporary camping by the traveling public, with or without sanitary facilities and water, whether or not a charge is made for use of the park and its facilities.

RECREATIONAL VEHICLE: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use; which either has its own motive power or is mounted on or drawn by another vehicle, including the following types of vehicles:

- a. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping;
- b. A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle;
- c. A park model trailer or tiny house built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except that it does not include fifth wheel trailers;
- d. A travel trailer or tiny house mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle, and has a trailer area of less than three hundred twenty (320) square feet. This includes fifth wheel trailers. If a unit requires a size or weight permit, it must be manufactured to the standards for park trailers in the American National Standards Institute Code; or
- e. A portable truck camper constructed to provide temporary living quarters for recreational, travel, or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

- f. A recreational vehicle shall not be considered a dwelling or occupied as such, and is not a manufactured home.

RECREATIONAL VEHICLE PARK: Facilities for the temporary storage, parking, and maneuvering of recreational vehicles with adequate roads and stall sites, including sanitary and water facilities. Site locations are provided on a daily, weekly, or monthly basis. Does not constitute a mobile or manufactured home park.

TRAILER (PARK MODEL) - A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not include recreational vehicles, travel trailers, campers or fifth wheel trailers.

Proposed Amendments to Zoning Code

In addition to the definitions for Campground, Recreational Vehicle, Recreational Vehicle Park, and Trailer (Park Model), staff proposes amendments to Chapter 4, General Provisions, Section 4-020 Campers and Motor Homes. In doing so, the additional regulations would apply to all zoning districts where Campgrounds and Recreational Vehicle Parks are either permitted or conditional uses.

Section 4-020 ~~Campers and Motor Homes~~ Campgrounds and Recreational Vehicle Parks

- ~~A. Self-powered vehicle or travel trailers not designed for attachment to a lot shall not by any definition be deemed a residence or used as such in any zoning district except in accordance with Section 10-1-21 of the Town Code of the Town of Clarkdale, Arizona, or during construction and only so long as a building permit for construction remains in force, and not to extend beyond the date of the issuance of a Certificate of Occupancy. Power for the RV's or travel trailer shall be provided through the establishment of a temporary power connection of adequate amperage, on a free standing pole of adequate construction~~
- A. Purpose and Intent: The purpose of this section is to provide regulations and standards for development of campgrounds and Recreational Vehicle parks (RV park), and accessory uses such as recreational and community sanitary facilities. For the purposes of this Section, the words "space", "stall", or "site" shall indicate the individual area used by a single RV or as a single campsite and shall be used interchangeably.
- B. No Recreational Vehicle (RV), Self-powered vehicle, travel trailer, tents, or other thing designed for temporary, recreational, or itinerant use shall by any definition be deemed a residence or used as such in any zoning district except in accordance with Section 10-1-21 of the Town of Clarkdale, Arizona.
- C. RV's and travel trailers may be used as temporary residences during construction and only so long as a valid building permit for construction remains in force, and not to extend beyond the date of the issuance of a Certificate of Occupancy. Power for the RV's or travel trailer so employed shall be provided through the establishment of a temporary

power connection of adequate amperage, on a free-standing pole of adequate construction

D. General Requirements:

1. Campgrounds and Recreational Vehicle parks shall be developed in accordance with Chapter 6 Standards for Planned Unit Development and Planned Area Development; Article 6-020 Standards for Planned Area Development.
2. No Certificate of Occupancy shall be issued until the developer can demonstrate compliance with all health laws and regulations of the State of Arizona and Yavapai County.
3. Each lot, parcel, or tract of land used for a campground or RV park shall have a minimum of three (3) acres.
4. Service buildings associated with the campground or RV park, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreational facilities are permitted accessory uses. Maximum building height shall not exceed two (2) stories or 35', regardless of zoning district.
5. Campground shall provide plumbed sanitary facilities in a permanent structure and shall provide one (1) men's and one (1) women's toilet, lavatory, and shower for each 15 spaces, subject to the requirements of the adopted building and plumbing codes.
6. No campground or Recreational Park space, site, or plot shall be occupied unless and until thirty percent (30%) of the total planned area or ten (10) spaces, sites, or plots are completely prepared and equipped for use in all respects, as well as all driveways, on-site circulation features, laundry facilities, and bath, wash, and toilet facilities.
7. A financial assurance may be required at the discretion of the Community Development Director.

E. Development Standards

1. Each RV space shall have an area of not less than 1,800 square feet, and a width of no less than twenty-five (25) lineal feet. (*This is typical area for RV spaces across jurisdictions*)
2. Each camping space shall have an area of not less than 1,000 square feet, and a width of no less than twenty-five (25) lineal feet.
3. Maximum lot coverage, including all buildings, RV spaces and campsites, and paved areas shall not exceed 60% of the lot area, unless otherwise indicated. (*Current lot coverage in R4 is 40%; C, NC, and HC have no minimum lot coverage or floor area ratio*)
4. The maximum density shall be twelve (12) sites per acre.
5. All utility lines, cable TV and electric transmission lines under 12,000 volts shall be placed underground within a campground or park.
6. On-site circulation and parking shall be as follows:
 - a. A minimum of two (2) off-street parking spaces will be provided on each camping or RV site. The parking spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material and may be configured in a tandem design.
 - b. Guest parking shall be provided at a minimum ratio of one (1) parking space for each five (5) camping or RV spaces and surfaced with dust-free materials.
 - c. Interior drives or roadways within a campground or RV park shall be paved to a minimum width of twenty-two feet.

- d. A minimum of two (2) vehicular entrances shall be provided; one (1) entrance may be used as an emergency access and closed to the public.
 - e. Street lighting shall be provided along park streets for the safety of pedestrians and shall comply with the outdoor lighting provisions of Chapter 8 Outdoor Lighting of this code.
7. The minimum distance from any portion of the camping or RV space from lot lines shall be as follows:
- a. From front space line: five (5) feet from the nearest edge of an interior drive or roadway.
 - b. From the rear space line: five (5) feet
 - c. From other space boundaries not in common with the edge of an interior drive or roadway: Five (5) feet.
 - d. From an exterior boundary of the park abutting public streets: twenty (20) feet; from all other exterior park boundaries: ten (10) feet.
 - e. From another recreational vehicle on an adjoining space: ten (10) feet.
8. Landscaping and Signage requirements are as follows:
- a. Landscaping shall be installed in accordance with Chapter 9 Landscape Design Standards of this code.
 - 1. Refuse collection areas shall be central to the campground or park and screened from public view.
 - 2. Campgrounds and RV parks shall be screened in an attractive manner from surrounding lots by a solid wall, fence, or suitable planning as follows:
 - i. Front yards and street facing yards: Not less than four (4) feet in height nor greater than six (6) feet in height
 - ii. Any other yard: six (6) feet in height
 - iii. A 20' landscaping strip shall be maintained as a landscaped area on the perimeter of all campgrounds or RV parks.
 - iv. When adjacent to any single-family residential district, the finished side of the fence or wall shall face the residential use and be set back from the property boundary by a twenty (20) foot buffer area. The buffer area shall be landscaped in accordance with the requirements of Chapter 9 Landscape Requirements of this code.
 - b. Signage shall be in compliance with Chapter 7 Signs of this code.

Community Development Director Ruth Mayday presented information on this agenda item to Council.

Council thought that campgrounds should have a stay limit of 14 days but RV parks could have a limit of 6 months.

Action: This is a work session. No Council action is required.

PRESENTATION REGARDING GENERAL PLAN UPDATES – A presentation and possible discussion regarding updates to the Town of Clarkdale General Plan.

The Community Design Element is central to preserving the character and feel of Clarkdale. This chapter segments the Town into seven (7) planning areas:

- 1) Historic Clarkdale: Upper and Lower Clarkdale, Downtown, and Patio Town
- 2) Industrial Park: Old smelter site, railroad facilities, Miller's warehouse, and undeveloped land north and northwest of Broadway.
- 3) Broadway Corridor: Commencing at the intersection of Broadway and Main street to the Clarkdale/Cottonwood boundary
- 4) Foothills: Subdivisions and commercial areas south of SR 89A
- 5) Central Clarkdale: Northeast of SR 89 A south of Clarkdale Parkway, west of the Broadway Corridor. Includes Centerville and Mingus Shadows subdivision.
- 6) State Route 89A Commercial Corridor: Commercial frontage along both sides of SR 89A infilling back to residential areas
- 7) Peck's Lake/Verde Valley Ranch: Approximately 900 acres surrounding Peck's lake

Each planning area has its distinct characteristics, which the Community Design element discusses in broad terms, and provides general guidance for each one. Of the above, four (4) areas have Focus Area Plans that provide some guidance regarding design elements and goals; while helpful in providing a framework for design and development standards, the Specific Area Plans (SAP's) provided for in Arizona Revised Statutes encourage a more detailed and rigorous design process for specified areas in a municipality. By appending these plans to the General Plan, they carry the same weight as guidance and standards set forth in the GP.

With respect to Downtown and the SR89A areas, the ASU spring semester project provided a well-developed framework for design and planning for commercial and residential development of both areas. Rather than duplicate the work, staff recommends appending the document to the GP as SAP's for downtown and SR89A. Minimally, Chapter 5 Downtown District: Design Principals and Guidelines and Chapter 6 89A Commercial Corridor: Design Principals and Guidelines should be included as Specific Area Plans.

Implementation of General Plans and Specific Area Plans can be challenging; getting the community to understand how the GP helps preserve the best of Clarkdale and encourage growth that supports those qualities can be difficult. One of the tenets of New Urbanism is the use of Form Based Codes to preserve and protect the built environment, and ensure infill development adds to the character of a community. Implementation of these codes could be an effective tool to codify the design principles needed to maintain Clarkdale's unique sense of place, and work well in conjunction with Specific Area Plans to supply the fine detail required in the historic areas. Similarly, FBC's can provide the guidance for infill development with respect to design elements and configuration of structures and uses in new commercial and residential projects alike. Used in conjunction with the Planned Area Development option, FBC's can establish the support developers may need for mixed-use and affordable housing projects.

The single goal of this element is to implement policies and procedures that further preserve the community's character. While this may seem simplistic, the detail to which these standards, guidelines, and Form Based Codes need to be developed will require broad and active public participation, as well as coordination with property and landowners throughout town.

Community Development Director Ruth Mayday presented information on this agenda item to Council.

Mayor Von Gausig asked Mayday to take a look at the Peck's Lake area (Verde Valley Ranch) for major amendments to or elimination of the Development Agreement. Would General Plan Committee take a look at that area and consider what might be done with that tract.

He also recommended that the "Patio Town" subdivision be termed "Patio Park" subdivision.

Councilmembers Hunseder and Regner stated they liked the form-based plan focus.

Action: This is a discussion item only; no action to be taken.


FUTURE AGENDA ITEMS - Listing of items to be placed on a future council agenda.

ADJOURNMENT: Without objection Mayor Doug Von Gausig adjourned the meeting at 7:16 P.M.

APPROVED:


Robyn Prud'homme-Bauer, Mayor

ATTESTED/SUBMITTED:


Mary Ellen Dunn, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Clarkdale, Arizona held on the 27th day of October 2020. I further certify that meeting was duly called and held and that a quorum was present.

Dated this 12th day of November, 2020.

SEAL


Mary Ellen Dunn, Town Clerk